

FOR LEASE

OLSEN VILLAGE WEST EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate: Call for pricing

Building Size: 34,600 SF

Lot Size: 137,259 SF

Zoning: GR - General Retail

Available SF: 1,300 - 1,590 SF

Renovated: 2016

PROPERTY OVERVIEW

Call for current rental rates.

Retail space for lease in high traffic retail center.

PROPERTY HIGHLIGHTS

- NNN's = \$3.59/sf (Water, sewer, trash & CAM are part of NNN's)
- Ste. 4: 1,455 sf open layout retail space.
- Ste. 6: 1,590 sf former salon space with 8 hair cutting stations, 3 hair washing stations, waxing room, and plumbed for washer/dyer.
- Ste. 7: 1,300 sf. Nice layout with open retail area, one small office, utility room, storage area and restroom.
- Within walking distance to newly constructed Comfort Suites, Candlewood Suites, Staybridge Suites, and Health & Human Services Office.
- Surrounding retail includes, Jimmy Johns, Rudy's, Dunkin' Donuts, Planet Fitness, Michael's, Burlington Coat Factory and more.

BEN WHITTENBURG | ben@gwamarillo.com | 806.373.3111

Gaut Whittenburg Emerson CRE
600 S. Tyler | Amarillo, TX 79101 | 806.373.3111

GWAMARILLO.COM

This information has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied, as to the accuracy of the information. References to measurements are approximate. Buyer must verify the information and bears all risks for inaccuracies.

FOR LEASE

GAUT · WHITTENBURG · EMERSON

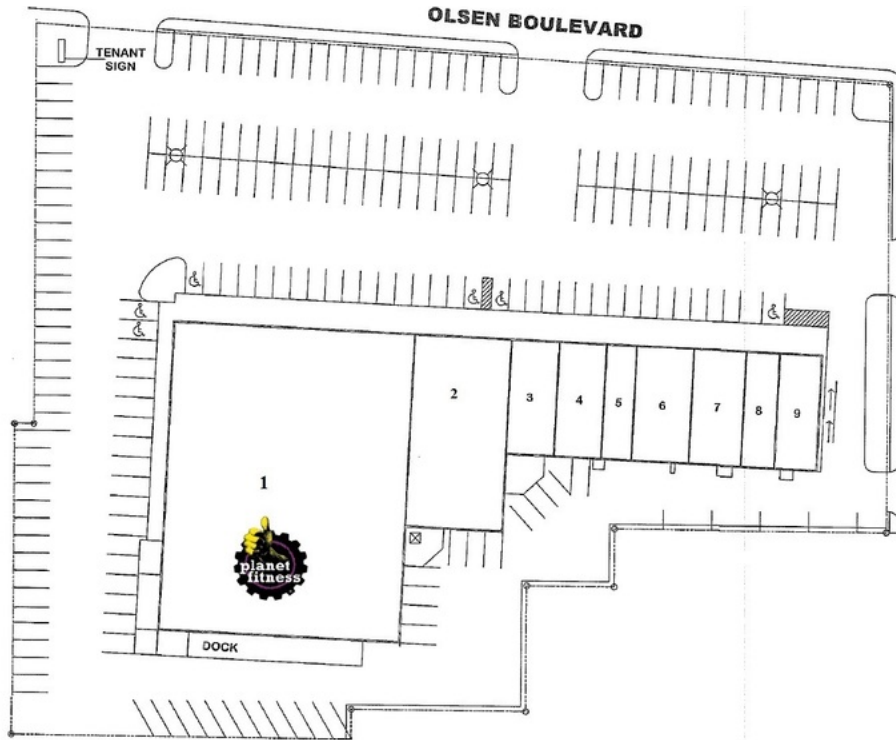
Commercial Real Estate



OLSEN VILLAGE WEST

RETAIL/OFFICE SPACE - AVAILABLE SPACES RETAIL/OFFICE SPACE - AVAILABLE SPACES

LEASE TYPE | NNN TOTAL SPACE | 1,300 - 1,590 SF LEASE TERM | Negotiable CAM & TAX | Call for pricing



Site Information

3801 Olsen Boulevard
Amarillo, Texas 79109
Ph: 806.374.3633

Building Area

1	Planet Fitness	19,867 SF
2	FedEx Kinkos	4,997 SF
3	Jiggle Berry	1,498 SF
4	Available	1,455 SF
5	Massage	908 SF
6	Available	1,590 SF
7	Available	1,300 SF
8	LaBella Pizza	1,520 SF
9	LaBella Pizza	1,298 SF

Total Building Area 34,424 SF

Total Land Area 3.15 Acres

Parking

Total Provided 216 Spaces

The Pilchers Group



GAUT · WHITTENBURG · EMERSON
Commercial Real Estate

UNAVAILABLE

AVAILABLE

SUITE	TENANT	SIZE	TYPE	RATE
#4	Available	1,455 SF	NNN	Call for pricing
#6	Available	1,590 SF	NNN	Call for pricing
#7	Available	1,300 SF	NNN	Call for pricing

BEN WHITTENBURG | ben@gwamarillo.com | 806.373.3111

Gaut Whittenburg Emerson CRE
600 S. Tyler | Amarillo, TX 79101 | 806.373.3111

GWAMARILLO.COM

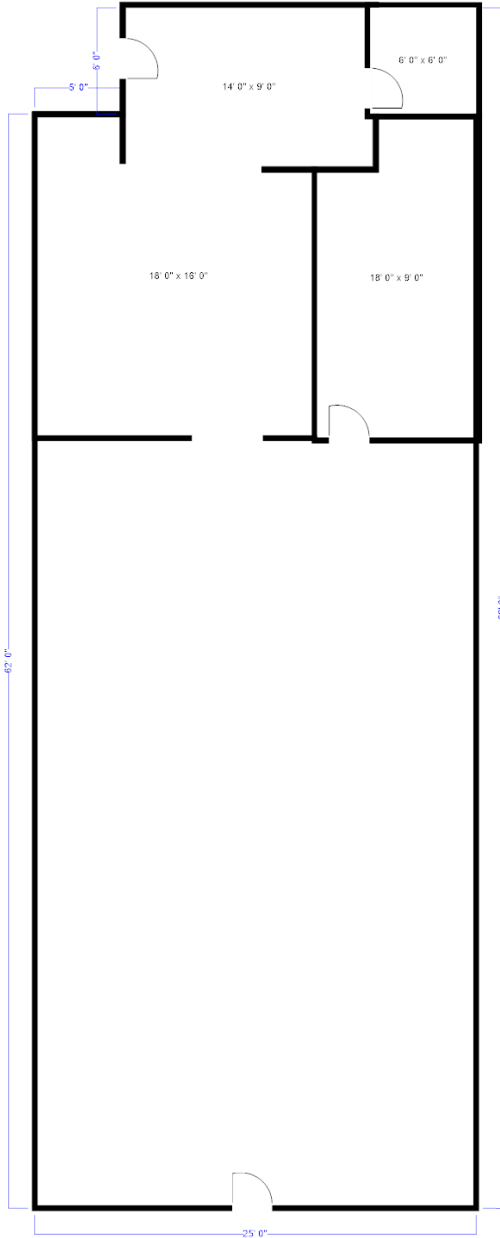
This information has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied, as to the accuracy of the information. References to measurements are approximate. Buyer must verify the information and bears all risks for inaccuracies.

FOR LEASE

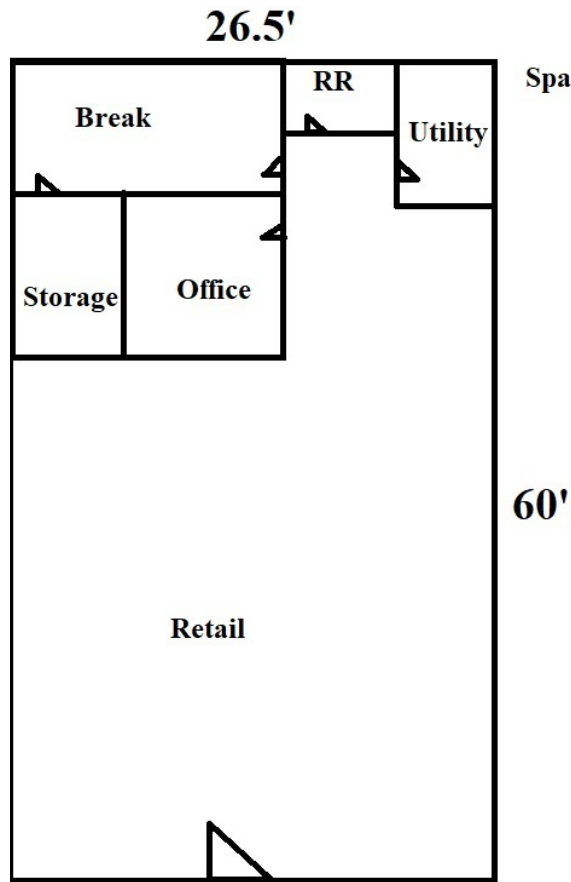
OLSEN VILLAGE WEST FLOOR PLANS

GAUT · WHITTENBURG · EMERSON

Commercial Real Estate



Space 4 - 1,455 sf



Space 6: 1,590 sf

Space 6 - 1,590 sf

BEN WHITTENBURG | ben@gwamarillo.com | 806.373.3111

Gaut Whittenburg Emerson CRE
600 S. Tyler | Amarillo, TX 79101 | 806.373.3111

GWAMARILLO.COM

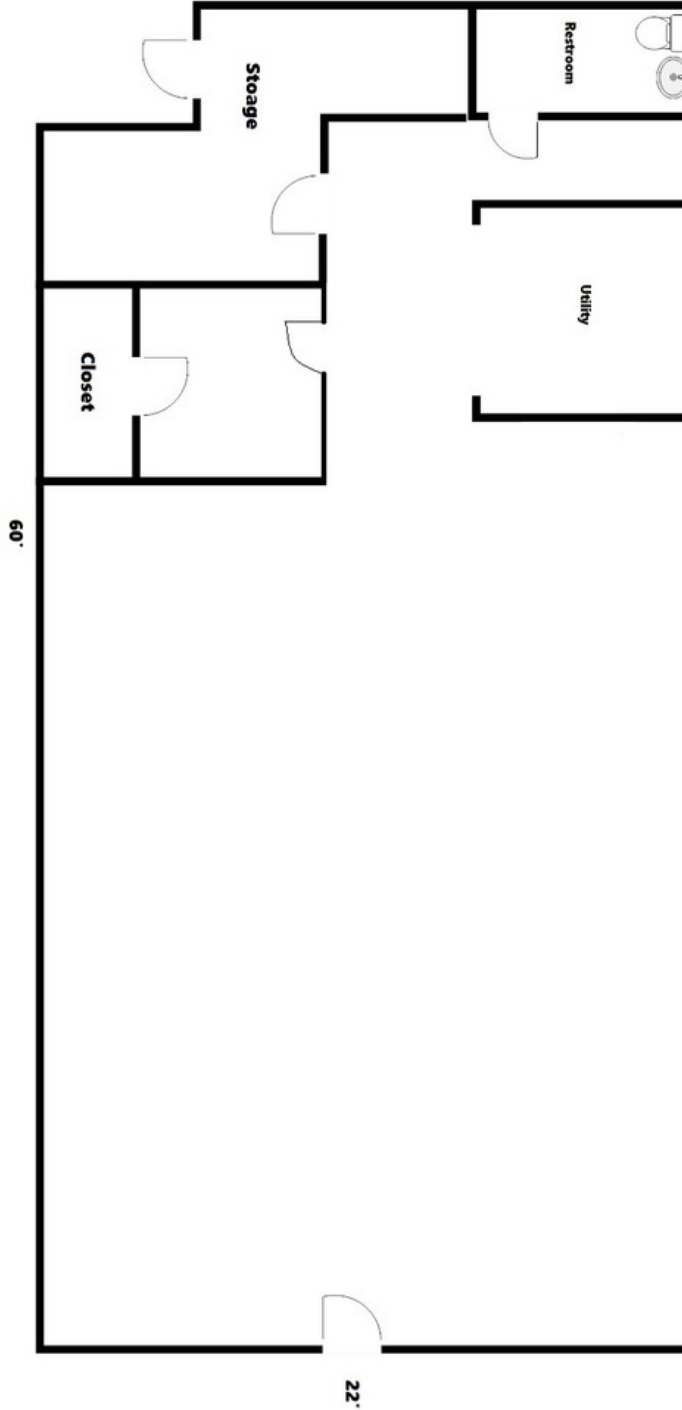
This information has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied, as to the accuracy of the information. References to measurements are approximate. Buyer must verify the information and bears all risks for inaccuracies.

FOR LEASE

OLSEN VILLAGE WEST FLOOR PLANS

GAUT·WHITTENBURG·EMERSON

Commercial Real Estate



Space 4 - 1,455 sf

BEN WHITTENBURG | ben@gwamarillo.com | 806.373.3111

Gaut Whittenburg Emerson CRE
600 S. Tyler | Amarillo, TX 79101 | 806.373.3111

GWAMARILLO.COM

This information has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied, as to the accuracy of the information. References to measurements are approximate. Buyer must verify the information and bears all risks for inaccuracies.

FOR LEASE

GAUT · WHITTENBURG · EMERSON
Commercial Real Estate



OLSEN VILLAGE WEST OLSEN VILLAGE RETAIL MAP



BEN WHITTENBURG | ben@gwamarillo.com | 806.373.3111

Gaut Whittenburg Emerson CRE
600 S. Tyler | Amarillo, TX 79101 | 806.373.3111

GWAMARILLO.COM

This information has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied, as to the accuracy of the information. References to measurements are approximate. Buyer must verify the information and bears all risks for inaccuracies.

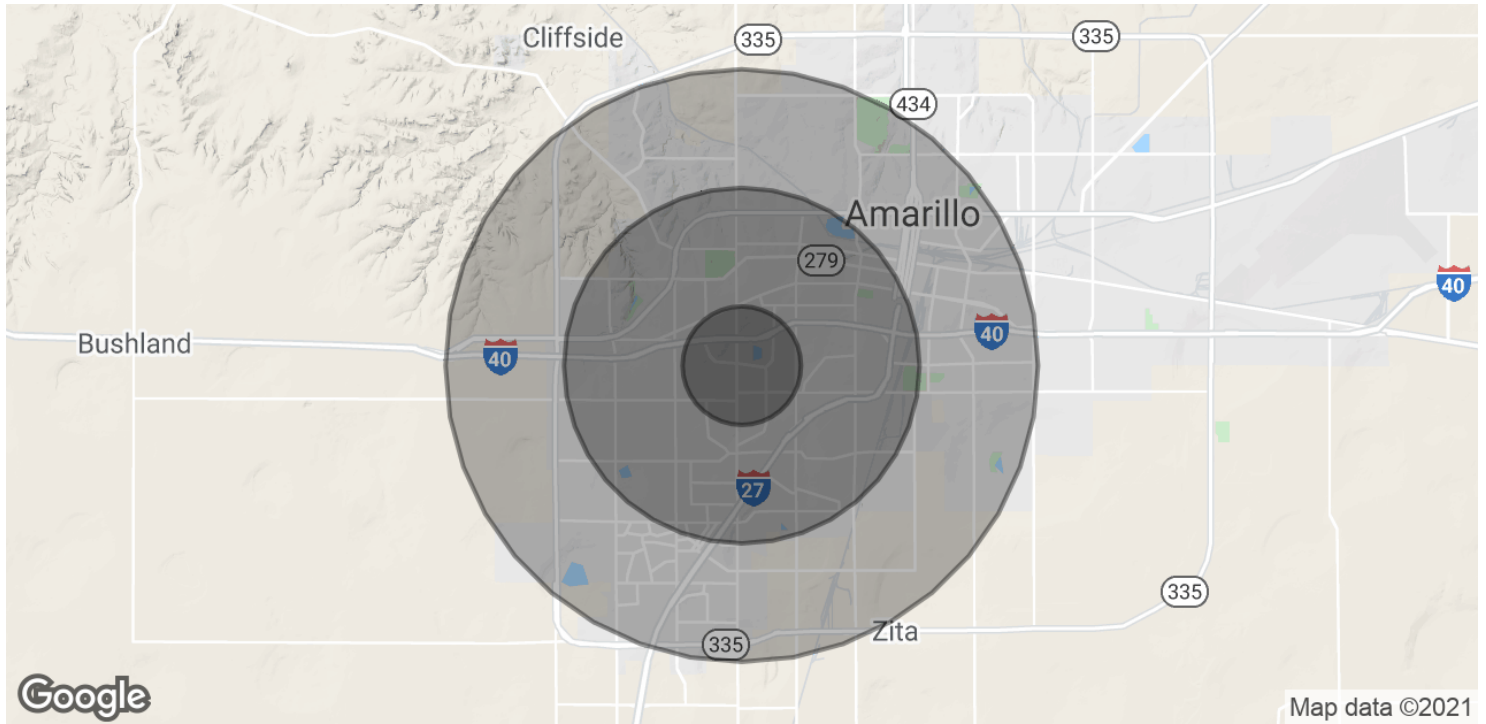
FOR LEASE

GAUT · WHITTENBURG · EMERSON

Commercial Real Estate



OLSEN VILLAGE WEST DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,873	102,284	163,614
Average age	34.9	36.2	35.8
Average age (Male)	33.1	34.4	34.4
Average age (Female)	38.0	38.1	37.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	5,278	42,538	65,008
# of persons per HH	2.2	2.4	2.5
Average HH income	\$53,850	\$57,690	\$62,331
Average house value	\$122,634	\$120,099	\$141,591

* Demographic data derived from 2010 US Census

BEN WHITTENBURG | ben@gwamarillo.com | 806.373.3111

Gaut Whittenburg Emerson CRE
600 S. Tyler | Amarillo, TX 79101 | 806.373.3111

GWAMARILLO.COM

This information has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied, as to the accuracy of the information. References to measurements are approximate. Buyer must verify the information and bears all risks for inaccuracies.



Information About Brokerage Services

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any coincidental information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

GAUT WHITTENBURG EMERSON CRE	475878		(806)373-3111
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Aaron Emerson, CCIM, SIOR	477647	aaron@gwamarillo.com	(806)373-3111
Designated Broker of Firm	License No.	Email	Phone
Aaron Emerson, CCIM, SIOR	477647	aaron@gwamarillo.com	(806)373-3111
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
_____	_____	_____	_____
Sales Agent/Associate's Name	License No.	Email	Phone
_____	_____	_____	_____
Buyer/Tenant/Seller/Landlord Initials		Date	

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov